138.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,077,600	/	1,077,600
USE VALUE:	1,077,600	/	1,077,600
ASSESSED:	1,077,600	/	1,077,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
179		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLINS MICHAEL & MARTHA
Owner 2:	TRUSTEES/JANET COLLINS TR.
Owner 3:	
Street 1:	179 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,347 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 2929 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6347.000	528,200		549,400	1,077,600
Total Card	0.146	528,200		549,400	1,077,600
Total Parcel	0.146	528,200		549,400	1,077,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.92 | /Parcel: 367.9

Legal Description

User Acct
88210
GIS Ref
GIS Ref
Insp Date
11/10/17

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 138.0-0001-0006.0

!10643!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	528,100	0	6,347.	549,400	1,077,500	1,077,500	Year End Roll	12/18/2019
2019	101	FV	398,300	0	6,347.	579,900	978,200	978,200	Year End Roll	1/3/2019
2018	101	FV	386,300	0	6,347.	427,300	813,600	813,600	Year End Roll	12/20/2017
2017	101	FV	386,300	0	6,347.	409,000	795,300	795,300	Year End Roll	1/3/2017
2016	101	FV	386,300	0	6,347.	378,500	764,800	764,800	Year End	1/4/2016
2015	101	FV	377,000	0	6,347.	317,400	694,400	694,400	Year End Roll	12/11/2014
2014	101	FV	377,000	0	6,347.	310,100	687,100	687,100	Year End Roll	12/16/2013
2013	101	FV	377,000	0	6,347.	295,400	672,400	672,400		12/13/2012

PRINT

Date	Time
12/11/20	00:55:46

LAST REV

Date	Time
01/25/18	11:47:11
apro	

PAT ACCT. 10643

USER DEFINED

Prior Id # 1:	88210
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLLINS JANET A	21735-543		2/4/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2014	1430	New Wind	9,000					6 replacement wind
1/28/2010	58	Redo Bat	8,500	C				HBATH
9/15/2005	834	Addition	90,000			G7	GR FY07	14X32 & REDO KIT,
7/17/2000	545	Re-Roof	6,000					& NEW WOOD GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	Meas/Inspect	HS	Hanne S
5/18/2010	Info Fm Prmt	BR	B Rossignol
11/19/2008	Meas/Inspect	163	PATRIOT
4/15/2000	Inspected	270	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
8/27/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6347		Sq. Ft.	Site		0	90.	0.96	10									549,369						549,400	

Total AC/HA:	0.14571	Total SF/SM:	6347	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	549,369	Spl Credit		Total:	549,400

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08581114
Const Adj.:	1.02509999
Adj $ / SQ:	139.133
Other Features:	114500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648925
Depreciation:	120700
Depreciated Total:	528225

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

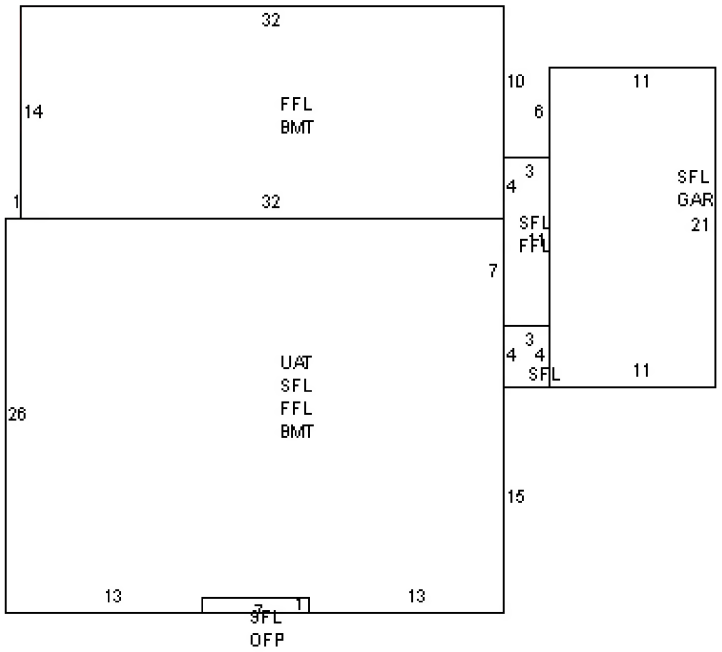
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.35
Special Features:	0	Val/Su Net:	127.00
Final Total:	528200	Val/Su SzAd	219.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,332	139.130	185,325
BMT	Basement	1,299	52.590	68,317
SFL	Second Floor	1,077	139.130	149,888
GAR	Garage	231	26.470	6,115
UAT	Upper Attic	213	55.650	11,840
OFP	Open Porch	7	45.100	316

Net Sketched Area:		4,159		Total:	421,801
Size Ad	2409.3000	Gross Are	4854	FinArea	2929

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: